Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

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TO: Supervisor Kathryn Barger, Chair
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REPORT ON BOARD MOTION REGARDING THE EQUITABLE DEVELOPMENT WORK PROGRAM (AGENDA ITEM NO. 2, DECEMBER 8, 2015)

On December 8, 2015, the Los Angeles County Board of Supervisors (Board) instructed the Director of the Department of Regional Planning (Department), in coordination with the directors of Public Works, Public Health, Parks and Recreation, Los Angeles County Development Authority (LACDA), County Counsel, Fire Department, and other departments, to initiate an Equitable Development Work Program consisting of the following:

- Update the Density Bonus Ordinance to further ease and incentivize the development of affordable housing. The update should reflect state law changes effected by Assembly Bill (AB) 2222 and AB 744, including the incorporation of a "no net loss" policy and parking requirement revisions; establish targets for deeper and higher levels of affordability, including a category for extremely low-income households; and other changes to strengthen the effectiveness of the ordinance.
- Initiate discussions with the City of Los Angeles on a nexus study for the creation of a linkage fee.
- Provide a menu of options for the implementation of an inclusionary housing program. The program should consider on-site affordable units as a mandatory component of for-sale housing projects and propose approaches to requiring rental projects to provide on-site affordable units in exchange for discretionary entitlements, public subsidy, and other public concessions.

- Review the regulatory barriers to the establishment and expansion of community land trusts and other shared equity models, and potential incentives to provide their greater adoption.
- Propose additional strategies to preserve existing affordable housing and incentivize the protection of new affordable housing; identify any necessary procedural, state and local legislative adjustments.
- Produce a map of contaminated sites, such as Superfund sites, brownfields, and toxic "hotspots" in the unincorporated areas, and provide recommendations on targeted land use policies that can be used to improve the health and quality of life for surrounding residents.
- Develop tools, including heat maps, equity scorecards, healthy design guidelines, and other approaches to evaluate, monitor, and advance equity objectives in the implementation of the General Plan, using relevant data from other County departments as necessary to ensure a comprehensive analysis.
- Instruct the Department's Director to develop a framework for facilitating robust engagement with affordable housing, economic development, and environmental justice experts designed to provide technical assistance in carrying out this work and to support the Board in strengthening these equitable development tools and exploring new policies that promote equitable growth. The framework may include establishment of an advisory committee.
- Develop the Equitable Development Work Program in consultation with the Healthy Design Workgroup, the Homeless Initiative, and the Affordable Housing Steering Committee, to ensure efficiencies and coordination, and report back to the Board in writing quarterly with an update on the status of implementation and a timeline for the advancement of ongoing initiatives.
- The Chief Executive Officer to coordinate with the Department's Director and other departments, and to include real estate development and building industry experts in the potential advisory committee and outreach of the Equitable Development Work Program.
- Include the following in the report back to the Board: An explanation of AB 2222 and the "no net loss" policy; whether density bonuses are ministerial or require a public hearing; whether density bonuses are usually met with community opposition because additional California Environmental Quality Act analysis is not required, but create additional traffic; whether density bonuses are subject to the same parking requirements as market rate units; the definition of a linkage fee; the necessary analysis to determine the impact a linkage fee will have on housing development; the reason for joining with the City of Los Angeles on a linkage fee study and how the revenue would be split between them; whether the Department has the resources to deal with proposed linkage fees; the number of units necessary to have a mandatory affordable housing program; the definition of a community land trust; examples of other shared equity models; the definition of equity scorecards and how they can be used for or against new development; whether the objectives can be accomplished in an individual Community Standards District or Countywide; and whether to include representatives from the

development community, including builders, engineers and architects on the advisory council.

This report provides an overview of County efforts during the fourth quarter of 2019.

I. AFFORDABLE HOUSING

Density Bonus Ordinance

The Density Bonus Ordinance update went into effect on November 14, 2019.

Linkage Fee, Inclusionary Housing, and Community Land Trusts and Other Shared Equity Models

Staff continued working with the consultant to finalize a supplemental analysis to the inclusionary housing feasibility study to capture current market conditions and analyze new policies. Staff also made presentations to stakeholder groups and revised the draft ordinance. Staff will continue stakeholder engagement, complete the environmental analysis for the draft ordinance, and prepare for a public hearing before the Regional Planning Commission in the spring of 2020.

As previously reported, the California Strategic Growth Council awarded the County and its partners, East Los Angeles Community Corporation and Legacy LA, a Transformative Climate Communities Planning Grant to address displacement and climate change in unincorporated East Los Angeles. The grant funded the development of a framework for a Community Land Trust and supported sustainable food systems in East Los Angeles. During this quarter, the project partners worked on final reporting materials, which will be available early in the next quarter.

II. ENVIRONMENTAL JUSTICE/EQUITY TOOLS

Toxic Hotspots Map/Green Zones Program

Since the release of the final draft of Environmental Justice Screening Method (EJSM) on the Department's web site in the previous quarter, staff has fielded questions and provided technical support to outside agencies on how to use the tool. EJSM illustrates cumulative impacts associated with environmental justice within Los Angeles County by highlighting areas that are disproportionately burdened by multiple types of pollution and health risks. Additional information about EJSM is available at planning.lacounty.gov/greenzones/ejsm.

As part of the Green Zones Program development, staff continued to revise all related draft ordinances to prepare for public release in the first quarter of 2020.

Staff continued to coordinate with the Department's Industrial Use Task Force, Public Works, and South Coast Air Quality Management District to align environmental justice efforts and further develop the draft ordinance of the Green Zones Program. Staff also worked with a UCLA intern who is conducting research on funding programs and opportunities for the greening of small businesses to support their compliance with proposed Green Zones requirements.

In addition, the Board approved a consultant contract with Sapphos Environmental Inc. (SEI) to conduct an Environmental Impact Report and Health Impact Assessment (HIA) to support the Green Zones Program. A kick-off meeting with SEI was held on January 8, 2020, to establish roles and expectations and a timeline. A meeting between County staff from other departments, including the Department of Public Health, and SEI to discuss the HIA will take place in the first quarter of 2020.

Equity Indicators Tool

Since the release of the Equity Indicators Tool on the Department's web site, staff has fielded questions and provided technical support to outside agencies on how to use the tool, and has applied it to various tasks, such as evaluating potential sites for housing. Staff updated the datasets, and pursued funding to add more functions to the Tool.

The next report will be provided to you no later than April 28, 2020.

If you have any questions about this report, please contact Connie Chung, Assistant Administrator, Advance Planning Division at (213) 974-6417 or cchung@planning.lacounty.gov.

AJB:BS:CC:ems

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